

URBAN RENEWAL PLAN
STORY COUNTY URBAN RENEWAL AREA
November 2011
Amended October 2013
Amended September 2014
Amended October 2015
Amended May 2016
Amended September 2016

I. INTRODUCTION

Chapter 403 of the *Code of Iowa* authorizes counties to establish areas within their boundaries known as "urban renewal areas," and to exercise special powers within these areas, including financing projects using property taxes generated from incremental property tax valuations.

County boards of supervisors may create "economic development" urban renewal areas. An economic development urban renewal area may be any area of a county, which has been designated by the board of supervisors as an area which is appropriate for commercial or industrial enterprises and in which the county seeks to encourage further development.

The process by which an economic development urban renewal area may be created begins with a finding by a board of supervisors that such an area needs to be established within the County. An urban renewal plan is then prepared for the area. The Board of Supervisors must hold a public hearing on the urban renewal plan, following which, the Board may approve the plan and may adopt a tax increment ordinance.

More than two dozen counties in Iowa have created economic development urban renewal areas in the last decade, and, more recently, a number of counties have created these areas primarily on the basis of the significant new taxable valuation that is related to the development of "wind farms."

This document is intended to serve as the Urban Renewal Plan for an urban renewal area in Story County, Iowa (the "County") to be known as the Story County Urban Renewal Area (the "Urban Renewal Area"). The largest amount of new taxable valuation to be included in the Urban Renewal Area will be derived from the wind turbines located in Lincoln, Sherman, and Warren Townships, in the northeast portion of the County.

This document is an Urban Renewal Plan within the meaning of Chapter 403 of the *Code of Iowa*, and it sets out proposed projects to be undertaken within the Urban Renewal Area. It is also intended that this Urban Renewal Plan will guide the County in promoting economic development.

II. PROPERTY TO BE INCLUDED IN URBAN RENEWAL AREA

Using the authority in Chapter 403 of the *Code of Iowa*, the County Board of Supervisors has determined to include the following taxable property within the Urban Renewal Area:

1. Story Wind LLC and Garden Wind LLC wind farm turbine properties located in Lincoln, Sherman, and Warren Townships. (List of County tax parcel numbers attached as Exhibit A)
2. Demonstration wind turbine property located in Grant Township (County tax parcel numbers 10-13-100-301 and 10-13-300-106)
3. Vetter Equipment property located at the intersection of Highway 30 and 590th Avenue (County parcel number 10-09-400-400)
4. Wind turbines as identified by the following County parcel numbers: 01-01-100-201; 01-01-100-101; 15-24-200-101; 04-05-100-101; 03-29-200-301; and 03-29-200-401.
5. Wind turbines as identified by the following County parcel numbers: 10-10-100-400, 10-10-100-400, 10-10-300-100, 10-16-200-200, 11-05-400-100, 13-27-300-200, 13-27-400-

200 and 13-27-400-400.

In addition, the Board of Supervisors has determined to include the following property within the Urban Renewal Area on which projects will be constructed:

1. Dakins Lake County Park (County tax parcel number 04-16-400-125) including acquisition of additional adjoining property (County tax parcel number 04-16-400-105)
2. Right-of-way of Country Club Road from the Nevada city limits south to 260th Street.
3. One-quarter mile of 590th Avenue north of its intersection with Highway 30
4. City of Collins, Iowa – Proposed improvements to Collins Wellness Center for purchase and implementation of new scanner entry system; expansion of programs and services; and additional equipment purchases (County tax parcel number 16-21-160-575).
5. Colo-Nesco Community School District – Proposed construction of a community playground and park on three vacant lots located on the corner of N. Center Street and E. Cleveland Street (County tax parcel number 04-21-205-240).
6. City of Kelley, Iowa – Construct enclosure around post office boxes (County tax parcel number 09-32-474-600).
7. City of McCallsburg, Iowa – Water looping project throughout the community to help improve water quality for residents near existing dead ends, helps increase the flow of water, such as in cases of need for fire suppression, and also help create a secondary supply of water in cases where a water main line needs to be shut down in a certain area (such as a water main line break).
8. City of Roland, Iowa – Removal and disposal of asbestos containing materials on property located at 218 North Main Street. (County tax parcel number 02-14-360-340).
9. City of Zeiring, Iowa – Building purchase and remodel and rehabilitation of building (County tax parcel number 04-21-254-335).
10. City of Collins - Work on water lines as a result of US Hwy 65 re-grade.
11. Colo-Nesco Community School District – Proposed Phase II of playground construction (County tax parcel number 04-21-205-240)
12. City of Huxley – Proposed hard surfacing of one-mile of Heart of Iowa Trail from US Highway 69 to Trailridge Park.
13. City of Kelley – Construction of new six-inch water main on Hubbel Street.
14. City of Maxwell – Installation of curb and gutter along Trotter Blvd.
15. City of Nevada – Construction of Clock Tower Center.
16. City of Slater – Main Street improvements from Story to Tama Streets.
17. City of Zeiring – Building renovations at 107 West Main Street.
18. Colo-Nesco Community School District – Phase III construction of a community playground and park on three vacant lots located on the corner of N. Center Street and E. Cleveland Street (County tax parcel number 04-21-205-240).
19. City of Huxley – Centennial Park playground expansion.
20. City of Cambridge - Construction of new multi-functional municipal building.
21. City of Slater – Main Street improvements to corner of Main Street and Marshall.
22. City of Slater – Acquisition and renovation of 404/406 Main Street.
23. City of Story City – South Park project.
24. Praeri Rail Trail Extension Planning and Construction.
25. Iowa State University Research Park - Financing the design, construction and facilitation of certain improvements and other work to serve the Park portion of Phase III "SCCB Park" as described in the approved "Agreement for Public Improvements and Other Work Pertaining to the Iowa State University Research Park Phase III" including:
 - Native vegetation and restoration within the SCCB Park
 - Limited amount of mowed greenspace within the SCCB Park
 - Trails generally as shown on Exhibit B, both within and outside of the SCCB Park
 - Bridges over streams and waterways

- Stream/Channel restoration
 - Removal of invasive species and replacement with native species
 - Assisting in the design of storm water management and treatment features within the SCCB Park
 - Maintenance and management of storm water management and treatment features (from outlet of storm sewer service line from HUB Building to stream) within the SCCB Park
 - All other items within the SCCB Park unless specified otherwise including, without limitation federally designated wetlands or wetlands mitigation areas.
26. City of Collins – Demolition and revitalization of buildings along Main Street.
27. City of Story City – Proposed improvements to North Park Project.
28. City of Cambridge – Construction of Cambridge Community Center.
29. City of Huxley – All-inclusive playground structure installation at Nord Kalsem Park.
30. City of Slater – Decorative sidewalk, parking area replacement and decorative street lighting along Main Street.

A map showing the location of each of these properties is set out as Exhibit B.

III. URBAN RENEWAL AREA OBJECTIVES

The primary objectives of the Board of Supervisors in creating the Urban Renewal Area are to use incremental property tax revenues to finance public improvements that are intended to promote the quality of life for all residents of Story County and to encourage private investment and development that will lead to greater job retention, creation of new jobs, an increase in the tax base and the promotion of economic growth throughout the County.

IV. INITIAL PROJECTS

The Board of Supervisors has reviewed a number of possible projects that would be consistent with the objectives set out above and has determined that the following projects could be undertaken effectively during the current fiscal year:

1. Improvements to Dakins Lake County Park, including acquisition of adjacent property
2. Construction of bike trail on Country Club Road from the Nevada city limits south to 260th Street
3. Paving one-quarter mile of 590th Avenue north of its intersection with Highway 30

V. ADDITIONAL PROJECTS

The Board of Supervisors has reviewed a number of requests submitted during August 2013, 2014, and 2015 that would be consistent with the objectives set out above and has determined that the following projects could be undertaken effectively during the current fiscal year and fiscal year 2017:

- City of Collins, Iowa – Proposed improvements to Collins Wellness Center for purchase and implementation of new scanner entry system; expansion of programs and services; and additional equipment purchases (County tax parcel number 16-21-160-575).
- Colo-Nesco Community School District – Proposed construction of a community playground and park on three vacant lots located on the corner of N. Center Street and E. Cleveland Street (County tax parcel number 04-21-205-240).
- City of Kelley, Iowa – Construct enclosure around post office boxes (County tax parcel number 09-32-474-600).
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water, such as in cases of need for fire suppression, and also help create a secondary supply of water in cases where a water main line needs to be shut down in a certain area (such as a water main line break).

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- City of Story City – South Park project.
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VI. TAX INCREMENT FINANCING PROCEDURES

As part of the establishment of the Urban Renewal Area, the County will adopt an

ordinance to designate certain taxable property within the Urban Renewal Area from which the property taxes generated from new private development may be used to pay costs of urban renewal projects, including construction of public improvements. The use of these tax revenues in this manner is known as tax increment financing ("TIF").

Depending on the date on which debt is initially certified, an original taxable valuation is established for the property that has been designated in the ordinance, which is known as the "base valuation." The "base valuation" is the assessed value of the taxable property in an Urban Renewal Area as of January 1 of the calendar year proceeding the calendar year in which the County first certifies the amount of any obligations payable from TIF revenues to be generated within that Urban Renewal Area. When the value of this taxable property increases by virtue of new construction or any other reason, the difference between the base valuation and the new property value is the "tax increment" or "incremental value."

It is expected that the County will incur debt that can be certified by December 1, 2011, which will result in establishing the base valuation of the property in the Urban Renewal Area as of January 1, 2010. For new properties added with amendments approved October 2013, it is expected that the County will incur debt that can be certified by December 1, 2013, which will result in establishing the base valuation of the property in the Urban Renewal Area as of January 1, 2012. For new properties added with amendments approved October 2015, it is expected that the County will incur debt that can be certified by December 1, 2015, which will result in establishing the base valuation of the property in the Urban Renewal Area as of January 1, 2014.

Procedurally, after tax increment debt has been incurred within an Urban Renewal Area, property taxes levied by the county, the school districts, townships and the area college against the incremental value, with the exception of taxes levied to repay debt incurred by those jurisdictions and the school district physical plant and equipment levy, are allocated by state law to the County's tax increment fund rather than to each jurisdiction. These new tax dollars are then used to repay any tax increment obligation incurred in the Urban Renewal Area.

VII. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the Board of Supervisors and will remain in effect until it is repealed by the Board. The collection of incremental property tax revenues will be limited by state law to no more than twenty years following the fiscal year in which the first such revenues are collected.

VII. PLAN AMENDMENTS

This Urban Renewal Plan may be amended in accordance with the procedures set forth in Chapter 403 of the *Code of Iowa* in order to carry out any purposes consistent with Chapter 403 of the *Code of Iowa*, to add other taxable property that may produce incremental revenues and to add projects that may be financed from incremental revenues.

VIII. COUNTY FINANCIAL INFORMATION

Chapter 403 of the *Code of Iowa* requires that any urban renewal plan include certain information about County general obligation debt, the legal ability to incur additional debt and the amount of proposed debt to be incurred that would be eligible to be paid from incremental property taxes. This chart shows that information for Story County and the Story County Urban Renewal Area (December 1, 2015⁶):

Outstanding general obligation debt	\$3,200,361
Current constitutional debt limit	\$321,988,698
TIF debt incurred	\$3,185,000

This chart shows that information for Story County and the Story County Urban Renewal Area as amended (~~May~~ September 2016):

Outstanding general obligation debt	\$3,200,361 <u>2,497,639</u>
Current constitutional debt limit	\$337,393,765
Proposed TIF debt to be incurred	\$1,500,000
Existing TIF debt	\$2,331,179 <u>3,495,000</u>

EXHIBIT A

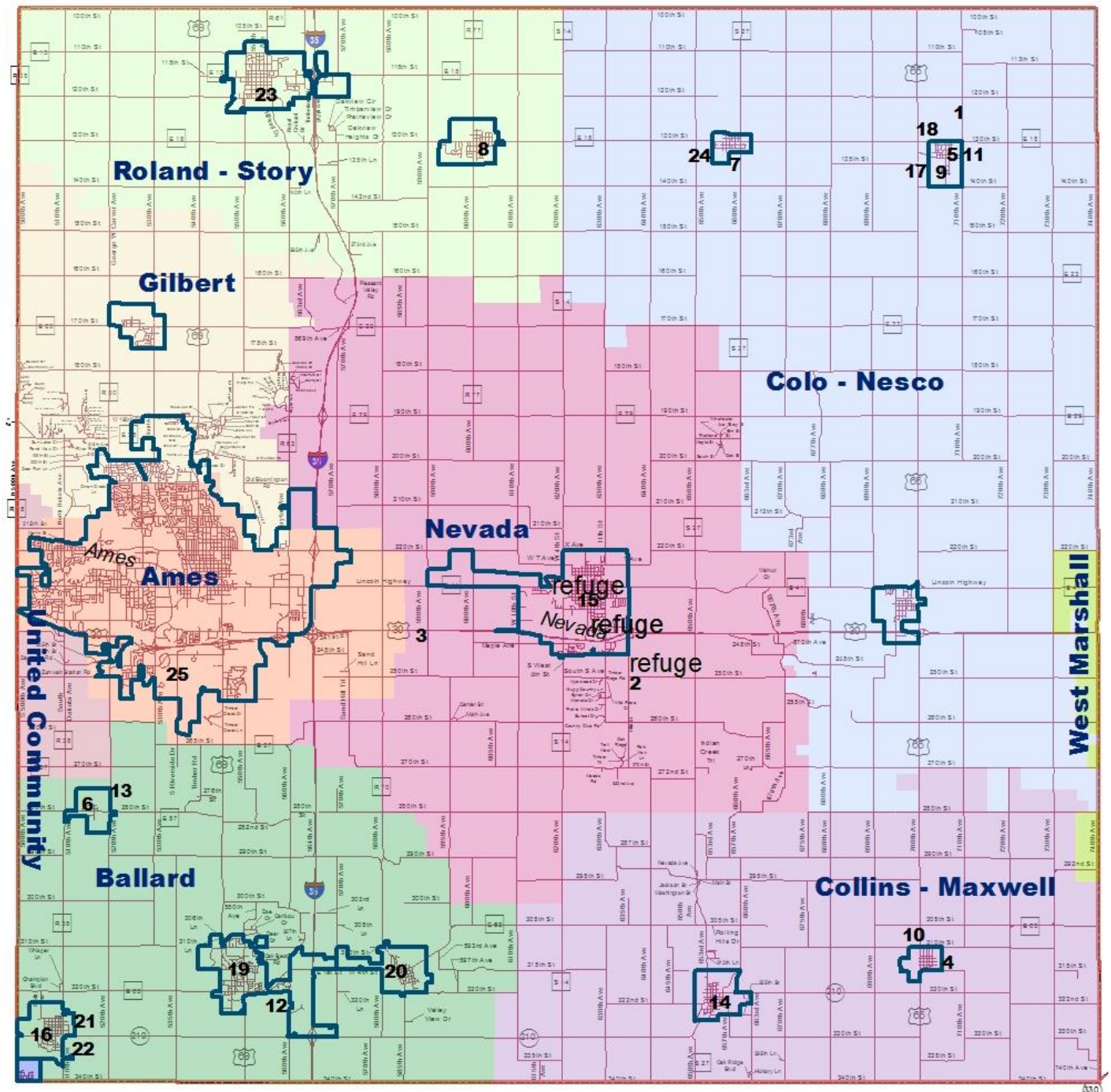
County tax parcel numbers for wind farm properties – December 2011			
Parcel Identification Number	Owner	Parcel Identification Number	Owner
03-12-300-101	GARDEN WIND LLC	04-35-100-201	STORY WIND LLC
03-12-300-201	GARDEN WIND LLC	04-35-100-301	STORY WIND LLC
03-12-400-101	GARDEN WIND LLC	04-35-200-101	STORY WIND LLC
03-13-400-201	GARDEN WIND LLC	04-36-100-401	STORY WIND LLC
03-25-100-401	STORY WIND LLC	04-36-200-301	STORY WIND LLC
03-25-200-301	STORY WIND LLC	04-36-200-401	STORY WIND LLC
03-25-200-401	STORY WIND LLC	04-36-300-101	STORY WIND LLC
04-04-100-101	GARDEN WIND LLC	08-02-100-101	STORY WIND LLC
04-04-100-201	GARDEN WIND LLC	08-02-100-201	STORY WIND LLC
04-04-200-101	GARDEN WIND LLC	08-04-200-101	STORY WIND LLC
04-04-300-401	GARDEN WIND LLC	08-04-200-201	STORY WIND LLC
04-04-400-301	GARDEN WIND LLC	08-08-100-401	STORY WIND LLC
04-06-100-201	GARDEN WIND LLC	08-08-200-301	STORY WIND LLC
04-06-200-101	GARDEN WIND LLC	08-08-200-401	STORY WIND LLC
04-08-100-301	GARDEN WIND LLC	08-09-100-301	STORY WIND LLC
04-08-100-401	GARDEN WIND LLC	08-09-100-401	STORY WIND LLC
04-17-100-101	GARDEN WIND LLC	08-10-300-201	STORY WIND LLC
04-17-100-201	GARDEN WIND LLC	08-10-400-101	STORY WIND LLC
04-17-200-101	GARDEN WIND LLC	08-10-400-201	STORY WIND LLC
04-18-200-101	GARDEN WIND LLC	08-11-300-101	STORY WIND LLC
04-18-200-201	GARDEN WIND LLC	08-11-300-201	STORY WIND LLC
04-18-300-101	GARDEN WIND LLC	08-13-100-201	STORY WIND LLC
04-18-400-101	GARDEN WIND LLC	08-13-200-101	STORY WIND LLC
04-27-300-101	STORY WIND LLC	08-14-200-101	STORY WIND LLC
04-27-300-201	STORY WIND LLC	08-14-200-201	STORY WIND LLC
04-28-300-201	STORY WIND LLC	08-15-300-101	STORY WIND LLC
04-28-400-101	STORY WIND LLC	08-15-300-201	STORY WIND LLC
04-28-400-201	STORY WIND LLC	08-15-400-101	STORY WIND LLC
04-29-100-301	STORY WIND LLC	08-15-400-201	STORY WIND LLC

04-29-100-401	STORY WIND LLC	08-16-100-401	STORY WIND LLC
04-29-200-301	STORY WIND LLC	08-16-200-301	STORY WIND LLC
04-30-100-301	STORY WIND LLC	08-16-200-401	STORY WIND LLC
04-30-100-401	STORY WIND LLC	08-22-300-101	STORY WIND LLC
04-30-200-301	STORY WIND LLC	08-22-300-201	STORY WIND LLC
04-30-200-401	STORY WIND LLC	08-22-400-101	STORY WIND LLC
04-31-100-301	STORY WIND LLC	08-22-400-201	STORY WIND LLC
04-31-100-401	STORY WIND LLC	08-23-100-301	STORY WIND LLC
04-31-200-301	STORY WIND LLC	08-25-300-151	STORY WIND LLC
04-31-200-426	STORY WIND LLC	08-25-400-121	STORY WIND LLC
04-32-100-301	STORY WIND LLC	08-25-400-201	STORY WIND LLC
04-32-100-401	STORY WIND LLC	08-26-300-101	STORY WIND LLC
04-32-200-301	STORY WIND LLC	08-26-300-201	STORY WIND LLC
04-32-200-401	STORY WIND LLC	08-26-400-106	STORY WIND LLC
04-33-300-106	STORY WIND LLC	08-26-400-126	STORY WIND LLC
04-33-300-206	STORY WIND LLC	08-26-400-226	STORY WIND LLC
04-34-400-101	STORY WIND LLC	08-35-200-301	STORY WIND LLC
04-34-400-201	STORY WIND LLC	08-36-200-301	STORY WIND LLC
		08-36-200-401	STORY WIND LLC
Added Properties - October 2013			
01-01-100-101	Hamilton Wind Energy, LLC	04-05-100-101	Ag Land Energy 4, LLC
01-01-100-201	Story Wind Energy, LLC	03-29-200-301	Ag Land Energy 3, LLC
15-24-200-101	Ag Land Energy 2, LLC	03-29-200-401	Ag Land Energy 1, LLC
<u>Added Properties - October 2016</u>			
<u>10-10-100-400</u>	<u>OPTIMUM WIND 3</u>	<u>10-10-100-400</u>	<u>OPTIMUM WIND 4</u>
<u>10-10-300-100</u>	<u>OPTIMUM WIND 5</u>	<u>10-16-200-200</u>	<u>OPTIMUM WIND 6</u>
<u>11-05-400-100</u>	<u>OPTIMUM WIND 7</u>	<u>13-27-300-200</u>	<u>MICHELANGELO 1</u>
<u>13-27-400-200 AND 13-27-400-400</u>	<u>MICHELANGELO 3</u>		

EXHIBIT B

**Map showing taxable property and location of projects to be undertaken in Story County
Urban Renewal Area**

Story County Urban Renewal Plan



See Key to Urban
Renewal Projects on
Following Page.

Map created on March 31, 2016, by the County Outreach and Special Projects Manager.

Key to Urban Renewal Projects

- 1 Improvements to Dakins Lake (County tax parcel number 04-16-400-125) including acquisition of additional adjoining property (County tax parcel number 04-16-400-105)
- 2 Construction of bike trail along right-of-way of Country Club Road from the Nevada city limits south to 260th Street
- 3 Paving ¼ mile along 590th Avenue north of its intersection with Highway 30
- 4 City of Collins: Programming improvements at Wellness Center for purchase and implementation of new scanner entry system; expansion of programs and services; and additional equipment purchases (County tax parcel number 16-21-160-575)
- 5 Colo-Nesco Community School District – Proposed construction of a community playground and park on three vacant lots located on the corner of N. Center Street and E. Cleveland Street (County tax parcel number 04-21-205-240).
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